

do 42-3-132

#3175

127 N

QUITCLAIM DEED WITHOUT COVENANT

to 42-3-131

025579

Corrective Deed

P/O 39-153

To 39-152

M. D. BUILDING CONTRACTORS, INC., a corporation organized and existing under the laws of the State of Maine, and having a place of business at Waterville, County of Kennebec and State of Maine for consideration paid, grants to RICHARD N. GIROUX and SHARON L. GIROUX of Waterville, County of Kennebec and State of Maine, the land situate southeasterly of the southeasterly sideline of Summer Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found, which is the third iron pin called in the deed of John Picher et al. to Alice D. Michaud, said deed dated April 28, 1974 and recorded in the Kennebec County Registry of Deeds Book 1810, Page 60 and the same iron pin called as the point of beginning in the deed of Alice D. Michaud to M. D. Building Contractors, Inc., said deed dated April 28, 1975 and recorded in the Kennebec County Registry of Deeds, Book 1818, Page 61; thence by the following courses and distances, to wit:

NO TRANSFER
TAX PAID

- 1) North forty-nine degrees, thirty-eight minutes, twenty-seven seconds East (N 49° 38' 27" E) along a southeasterly line of land now owned by Richard N. Giroux et al., a distance of six and eighty-six hundredths (6.86) feet to an iron pin found at an interior corner of said land owned by the Giroux; thence
- 2) South forty-five degrees, forty-six minutes, thirty-five seconds East (S 45° 46' 35" E) along a southwesterly line of said land of Giroux, a distance of thirty-seven and eighteen hundredths (37.18) feet to an iron pin found in the northwesterly line of land now owned by Carl E. Gagne and at the southerly corner of the land described in said deed of Alice D. Michaud to said corporation, heretofore referenced; thence
- 3) North fifty-six degrees, zero minutes, forty-two seconds West (N 56° 00' 42" W) along the southwesterly line of said land conveyed by Alice D. Michaud to said corporation, a distance of thirty-one and twenty-two hundredths (31.22) feet to an iron pin set in said line; thence
- 4) Continuing on the same bearing and line, a distance of seven and twenty-two hundredths (7.22) feet to the iron pin found at the point of beginning.

The above described lot contains one hundred twenty-seven (127), more or less, square feet and is the same labeled, "Land to be Conveyed to Richard N. Giroux et al. by M. D. Building Contractors, Inc.", on a survey entitled "Plan of Property Owned by Richard N. and Sharon L. Giroux", 56 Summer Street, Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated August, 1991. The iron pins called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132". Said Plan is to be recorded herewith.

Being the remainder of the premises conveyed by said deed of Alice D. Michaud to the grantors herein, dated April 28, 1975 and recorded in the Kennebec County Registry of Deeds, Book 1810, Page 61. In the earlier deed from the grantor herein to the grantee herein, dated November 19, 1976 and recorded in said Registry Book 1960, Page 26 the gore of land herein conveyed was inadvertently retained by the grantor.

P/O 39-158

TO 39-157

WITNESS my hand and seal this 18th day of October, 1991.

D. R. B.
WITNESS

M. D. BUILDING CONTRACTORS, INC.
BY: Donald A. Toulouse
DONALD A. TOULOUSE
ITS TREASURER

THE STATE OF MAINE
Kennebec, ss.

October 18, 1991

Then personally appeared the above named Donald A. Toulouse as Treasurer of M. D. BUILDING CONTRACTORS, INC. and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of M. D. Building Contractors, Inc.

Before me,

D. R. Butler
Notary Public
David R. Butler
Attorney-at-law

RECEIVED KENNEBEC SS.

1991 NOV -5 AM 9:00

ATTEST: Harriet R. [Signature]
REGISTER OF DEEDS